

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**PART 1. NOMINATOR/AGENT INFORMATION**

Name: David R. Gill Daytime Phone: (703) 712-5039  
Address: McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800, McLean, VA 22102  
Nominator E-mail Address: dgill@mcguirewoods.com  
Signature of Nominator (NOTE: There can be only one nominator per nomination):  
[Signature]

THIS BOX FOR STAFF USE ONLY

Date Received: 3/28/08  
Date Accepted: 4/10/08 ARH  
Planning District: \_\_\_\_\_  
Special Area: \_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) \_\_\_\_\_

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
\_\_\_\_\_

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Lee ☐ Mount Vernon  
Total number of parcels nominated: 32 including one parcel with 37 office condo units  
Total aggregate size of all nominated parcels (in acres and square feet): 56 acres 2,439,360 square feet  
Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No  
Are the parcels within the Approved Sewer Service Area? ☒ Yes ☐ No

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

See Section IV of the Guide to the 2008 BRAC APR for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)) for your citation.  
It is the most current version: See attached

b. CURRENT PLAN MAP DESIGNATION: Retail and other, office, mixed use, residential 2-4 du/ac and residential 16-20 du/ac  
c. CURRENT ZONING DESIGNATION: C-4, C-6, C-8, PDC, R-20, R-4

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). No change to plan designation; see attached statement

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?)  
Uses consistent with existing comprehensive plan to include additional residential units; see statement

f. NON-RESIDENTIAL: Check the appropriate use: ☐ Office ☐ Retail ☐ Govt/Institutional  
☐ Industrial ☐ Open Space  
☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

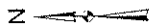
Categories	Percent of Total FAR	Square feet
Office		
Retail	N/A	
Public Facility, Govt & Institutional	(See below)	
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)	5 - 8 du/ac
.2 - .5 du/ac (2-5 acre lots)	8 - 12 du/ac
.5 - 1 du/ac (1 - 2 acre lots)	12 - 16 du/ac
1 - 2 du/ac	16 - 20 du/ac
2 - 3 du/ac	20+ (specify 10 unit density range)
3 - 4 du/ac	
4 - 5 du/ac	

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse	Add up to 1,075 additional		
Low-Rise Multifamily (1-4 stories)	multi residential units in Land Unit A of the Springfield Community		
Mid-Rise Multifamily (5-8 stories)	Business Center		
High-Rise Multifamily (9 + stories)			
<b>TOTAL:</b>			



100  
 90  
 80  
 70  
 60  
 50  
 40  
 30  
 20  
 10  
 0

## GENERAL NOTES

The second is the "top-down" approach, in which a company publishes and distributes a list of the best jobs in the organization, and then tries to fill the best jobs with the best people. This approach is based on the assumption that the best people will be able to find the best jobs, and that the best jobs will be able to find the best people.



## ADJUNCTS TO THE INTELLECT

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80-3	80-4	81-3
90-1	90-2	91-1

## SHEET INDEX

PROPERTY MA  
SIXING

80-4

Revised to: 01-01-2011

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12/10/09, 1945, "CULTIVATED" (OF S. ALBA) A



WRIT LAND UNIT A - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size In Acres	Current Zoning	Signature of Owner or Certified Receipt Number
0804 01 0003	Washington Real Estate, Investment Trust	N/A	6110 Executive Boulevard, Suite 800 Rockville, MD 20852	275,738	6.330073462	C-6	7004 2510 0000 1595 7512
0804 06 A	Gloria Porter Scott	N/A	12416 Sandringham Place Charlotte, NC 28262	277	0.006359045	C-8	7004 2510 0000 1595 7529
0804 06 0001	John P. Thompson E.M. Monk, Trustees	6225 Backlick Road	P.O. Box 711 Dallas, TX 75221	15,058	0.345684114	C-8	7004 2510 0000 1595 7536
0804 06 0002	George W. Spicer Agnes G. Spicer	6828 Commerce Street	309 A Cameron Street, Unit 2 Alexandria, VA 22314	22,597	0.518755739	C-8	7004 2510 0000 1595 7543
0804 06 0003	M R S. Real Estate Investment Properties	6315 Backlick Road	6315 Backlick Road Springfield, VA 22150	55,834	1.281772268	C-8	7004 2510 0000 1386 8889
0804 06 0004A	Chi H. Seo	6250 Brandon Avenue	6250 Brandon Avenue Springfield, VA 22150	17,200	0.394857668	C-8	7004 2510 0000 1595 7550
0804 06 0004C	Hyon S. Hong Mary A. Nonnemacker Frances Logan Coulton	3801 Commerce Street	6801 Commerce Street c/o Safford Dodge/J. Gramm Springfield, VA 22150	126,770	2.910238751	C-8	7004 2510 0000 1386 3204
0804 06 0004D1	P&H Associates LLC	6820 Commerce Street	2820 Dunleith Drive Dunkirk, MD 20754	40,384	0.927089073	C-8	7004 2510 0000 1595 7567
0804 06 0004D3	Mary Anne Nonnemacker Frances L. Nonnemacker	6810 Commerce Street	P.O. Box 1290 Winston Salem, NC 28262	44,636	1.024701561	C-8	7004 2510 0000 1595 7574
0804 06 0004D4	John D. Krooth Freedman A. Lawrence	6804 Commerce Street	1700 35th Street, NW Washington, DC 20007	22,724	0.521671258	C-8	7004 2510 0000 1595 7581
0804 06 0004D5	Gloria Porter Scott	6800 Commerce Street	12416 Sandringham Place Charlotte, NC 28262	31,939	0.733218549	C-8	7004 2510 0000 1595 7598
0804 06 0004E1	David N. Bond Loretta R. Bond	6254 Brandon Avenue	6254 Brandon Avenue Springfield, VA 22150	24,019	0.551400367	C-8	7004 2510 0000 1595 7604
0804 10010010	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7611
0804 10010104	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7628
0804 10010105	Nicola Marcantonio	6120 Brandon Avenue	8905 Seven Locks Road Bethesda, MD 20817	N/A	N/A	C-6	7004 2510 0000 1595 7635
0804 10010109	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7642
0804 10010114	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7659
0804 10010116	Realitystic LLC	6120 Brandon Avenue	5203 A Lyngate Court Burke, VA 22015	N/A	N/A	C-8	7004 2510 0000 1595 7665
0804 10010117	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7673
0804 10010201	Advantage Laser Hair Removal, LLC	6120 Brandon Avenue	6120 Brandon Avenue, Suite 201 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7680
0804 10010203	Garry T. Krakos Kum Hui Krakos	6120 Brandon Avenue	6120 Brandon Avenue, Suite 203 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7697
0804 10010204	Davis Property Ventures, Inc.	6120 Brandon Avenue	6120 Brandon Avenue, Suite 203 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7703
0804 10010206	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7710
0804 10010211	6120 Brandon Avenue LLC	6120 Brandon Avenue	6120 Brandon Avenue, Suite 211 Springfield, VA 22152	N/A	N/A	C-6	7004 2510 0000 1595 7727
0804 10010214	Owen Liang	6120 Brandon Avenue	6008 Woodlake Lane Alexandria, VA 22315	N/A	N/A	C-6	7004 2510 0000 1595 7734

WRIT LAND UNIT A - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size in Acres	Current Zoning	Signature of Owner or Certified Receipt Number
0804 10010216	Chartered Forex Inc.	6120 Brandon Avenue	6120 Brandon Avenue, Unit 216 Springfield, VA 22150	N/A	N/A	C-6	7002 2030 0001 2565 6016
0804 10010301	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7758
0804 10010303	Hosh-Malek LLC	6120 Brandon Avenue	6120 Brandon Avenue, Unit 303 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7765
0804 10010308	Bruce F. Molina	6120 Brandon Avenue	12718 Laurel Grove Way Fairfax, VA 220330	N/A	N/A	C-6	7004 2510 0000 1595 7772
0804 10010314	Mary A. Molina Billings Properties	6120 Brandon Avenue	17580 Four Seasons Drive Dumfries, VA 22025	N/A	N/A	C-6	7004 2510 0000 1595 7778
0804 10010315	Executive Functions LLC	6120 Brandon Avenue	6120 Brandon Avenue, Unit 315 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7796
0804 10010317	Gwen Liang	6120 Brandon Avenue	6008 Woodlake Lane Alexandria, VA 22315	N/A	N/A	C-6	7004 2510 0000 1595 7802
0804 10020122	Soon Dental Lab LLC	6122 Brandon Avenue	6128 Brandon Avenue, Unit 6122 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7819
0804 10020124	Markoff Real Estate LLC	6124 Brandon Avenue	6124 Brandon Avenue, Unit 124 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7826
0804 10020126	Premier RE Fund I LLC	6126 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7833
0804 10020130	Premier Plaza 120 LLC	6130 Brandon Avenue	6130 Brandon Avenue Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7840
0804 10020132	R C E S Inc.	6132 Brandon Avenue	7903 Orange Plank Road Springfield, VA 22153	N/A	N/A	C-6	7004 2510 0000 1595 7857
0804 10020134	Premier RE Fund I LLC	6134 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7854
0804 10020136	A and N Real Estate Holdings LLC	6136 Brandon Avenue	6136 Brandon Avenue Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 7871
0804 10020200	FDS Enterprises LLC	6128 Brandon Avenue	917 Saigon Road McLean, VA 22102	N/A	N/A	C-6	7004 2510 0000 1595 7888
0804 10020201	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7895
0804 10020202	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7901
0804 10020205	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7918
0804 10020208	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7925
0804 10020210	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7932
0804 10020215	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7949
0804 10020220	CS Ventures LLC	6128 Brandon Avenue	6128 Brandon Avenue Unit 220	N/A	N/A	C-6	7004 2510 0000 1595 7956
0804 10020222	Premier RE Fund I LLC	6128 Brandon Avenue	Springfield, VA 22150 102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 7963
0804 10020225	LPG Investments LLC	6128 Brandon Avenue	6128 Brandon Avenue Unit 225	N/A	N/A	C-6	7004 2510 0000 1595 7970
0804 01 0005D	Realty Assoc Fund VI LP	6225 Brandon Avenue	Springfield, VA 22150 c/o MCSHEA Management Inc. Attn: Laurie Craft 100 Lakeforest Boulevard, Suite 500 Gaithersburg, MD 20877	263,638	6.05	C-6	7004 2510 0000 1595 7987

WRIT LAND UNIT A - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size in Acres	Current Zoning	Signature of Owner or Certified Recipient Number
0804 01 0005C2	Springfield Land Development LLC	N/A	6230 Augusta Drive, Suite 1400 Springfield, VA 22150	62,174	1.43	C-6	7004 2510 0000 1595 7894
0804 01 0005C1	W2005 Fargo Hotels (Pool C) Realty LP	N/A	P.O. Box 34472 c/o Thompson Property Tax Services Washington, DC 20043	126,996	2.92	C-6	7004 2510 0000 1595 8007
0804 01 0004F	Federal Realty Investment Trust	N/A	1626 E Jefferson Street Rockville, MD 20852	238,840	5.48	C-6	7004 2510 0000 1595 8014
0804 01 0004B	Nguyen & Associates LP LLP	6333 Brandon Avenue	6333 Brandon Avenue Springfield, VA 22150	23,879	0.55	C-6	7004 2510 0000 1595 8021
0804 01 0004	Midtown Springfield LLC	6733 Commerce Street	8081 Veldtrap Road, Suite 300 Vienna, VA 22182	13,169	0.30	C-8	7004 2510 0000 1595 8038
0804 01 0006	Federal Realty Investment Trust	6331 Backlick Road	1626 E Jefferson Street Rockville, MD 20852	281,993	6.47	C-6	7004 2510 0000 1595 8045
0804 01 0006A	Springfield Hotel Associates, LLC	6401 Brandon Avenue	C/O The Donohoe Companies 2102 Wisconsin Ave, NW Washington DC 20007	133,881	3.07	C-4	7004 2510 0000 1595 8311
0804 01 0007	Esther L. Coopersmith, TR Holladay Corporation	6411 Backlick Road	3400 Idaho Avenue, NW Suite 500 Washington, DC 20016	11,796	0.27	C-6	7004 2510 0000 1595 8052
0804 01 0007A	Federal Realty Investment Trust	6409 Backlick Road	1626 E Jefferson Street Rockville, MD 20852	8,502	0.20	C-8	7004 2510 0000 1595 8069
0804 01 0008A	SY 6840 Franconia Road LLC	6840 Franconia Road	6353 B Rolling Road Springfield, VA 22152	19,798	0.45	C-6	7004 2510 0000 1595 8076
0804 01 0008B	William Pitt, TR Gun Mills Company	6413 Backlick Road	185 Asylum Street c/o Stout-Richard Ellis City Place I, 27th Floor Hartford, CT 06103	17,301	0.40	C-6	7004 2510 0000 1595 8083
0804 01 0009	Bentley Properties LLC	N/A	3300 Norfolk Street Richmond, VA 23230	52,209	1.20	C-6	7004 2510 0000 1386 3211
0804 01 0009A	VEI Springfield LLC	6310 Backlick Road	1500 Serpentine Road, Suite 100 Baltimore, MD 21209	51,110	1.17	C-6	7004 2510 0000 1595 8106
0804 01 0009B	Sunoco Inc.	6400 Backlick Road	1735 Market Street, Suite LL Philadelphia, PA 19103	43,127	0.99	C-6	7004 2510 0000 1595 8113
0804 01 0009C	Blois C. Trump Billie J. Trump	6410 Backlick Road	4021 Pine Brook Road Alexandria, VA 22310	22,363	0.51	C-6	7004 2510 0000 1595 8120
0804 01 0009D	John L. Scott, TR Estate Burke and Herbert Bank	6200 Backlick Road	c/o Charles K. Collum P.O. Box 268 Alexandria, VA 22313	34,613	0.79	C-6	7004 2510 0000 1595 8137
0804 01 0009E	Sixty Two Ten, Partnership	6210 Backlick Road	3066 Gatehouse Place Falls Church, VA 22042	43,949	1.01	C-6	7004 2510 0000 1595 8144
0804 01 0009F	John L. Scott, TR Estate	6220 Backlick Road	P.O. Box 182571 Columbus, OH 43218	33,245	0.76	C-6	7004 2510 0000 1595 8151
0804 01 0010	R I Heritage Inn of Springfield, VA Inc.	6900 Old Keene Mill Road	1201 Page Drive c/o Tharaldson Development Co. Fargo, ND 58103	54,610	1.25	PDC	7004 2510 0000 1595 8168
0804 04030007	Sixth Carr Limited, Partnership	N/A	5350 Shawnee Road, Suite 310 Alexandria, VA 22312	N/A	1.72	R-20	7004 2510 0000 1595 8175
0804 01 0003A	Water Authority, Fairfax County	N/A	Attn: James Warfield P.O. Box 1500 Merrifield, VA 22116	8,427	0.19	C-6	7004 2510 0000 1595 8182
	Doc. #5239573v3						

## Land Unit Recommendations

### Land Unit A

Land Unit A is approximately 56 acres in size, and is bounded by Amherst Avenue, I-95, and Old Keene Mill Road. It is located in the northeastern portion of the Springfield Community Business Center (CBC). The Comprehensive Plan recommendations encourage the creation of an urban, pedestrian-oriented area comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses.

Currently Land Unit A is developed with approximately 360,000 square feet of retail use, 205,000 square feet of office use and 165,000 square feet of hotel use. The Comprehensive Plan assumes redevelopment of much of this space and the addition of approximately 600,000 square feet of office, 350,000 square feet of retail and 280,000 square feet of hotel uses for a total of approximately 2.0 million square feet of non-residential uses and 800 dwelling units. In total, this amount of development equates to an overall intensity of approximately 1.1 FAR.

A "main street area" treatment is planned along all streets in Land Unit A, except the area to the north of Commerce Street. Figure 17 shows the location of the core, or "main street" area within Land Unit A, which is approximately 27 acres. Like all areas in the CBC, the main street should incorporate the streetscape design features recommended by the Springfield Streetscape Conceptual Design. Street level retail uses are an integral aspect of the main street approach and are intended to help create an urban, people-oriented place that provides convenient retail services and encourages pedestrian movement.

Building facades and entrances should be oriented to the streets with parking located toward the rear of buildings, or below ground. The main street area should have wide sidewalks fronting retail shopping and restaurants on the lower floors of the office and/or residential buildings. Streetscape design should include corner plaza entry features at the intersections of Commerce Street/Backlick Road, Commerce Street/Brandon Avenue, Backlick Road/Bland Street and Bland Street/Brandon Avenue. Plazas at these locations will create an aesthetically pleasing streetscape environment and encourage pedestrian activity.

The main street area will function as the core area of the Community Business Center and will be characterized by multi-story buildings with a mix of street level-retail, hotel, civic, arts, residential, and/or office uses developed with a common design or architectural theme. The portion of a building above three stories should be stepped back from the street-side façade to avoid creating a canyon-like streetscape.

To implement this vision, a unified development plan demonstrating logical and substantial redevelopment of the core area is required with the initial rezoning, including a site for a public building or space for public use to house cultural, performing and visual arts, community and/or governmental use.

Along Commerce Street, consolidation of parcels 80-4 ((6)) 3 and 4C, is encouraged. The area is envisioned to be high rise office, residential or hotel use or a mix of these uses. Facades and entrances should be oriented to the streets with parking located toward the center of the block and to the rear of buildings.

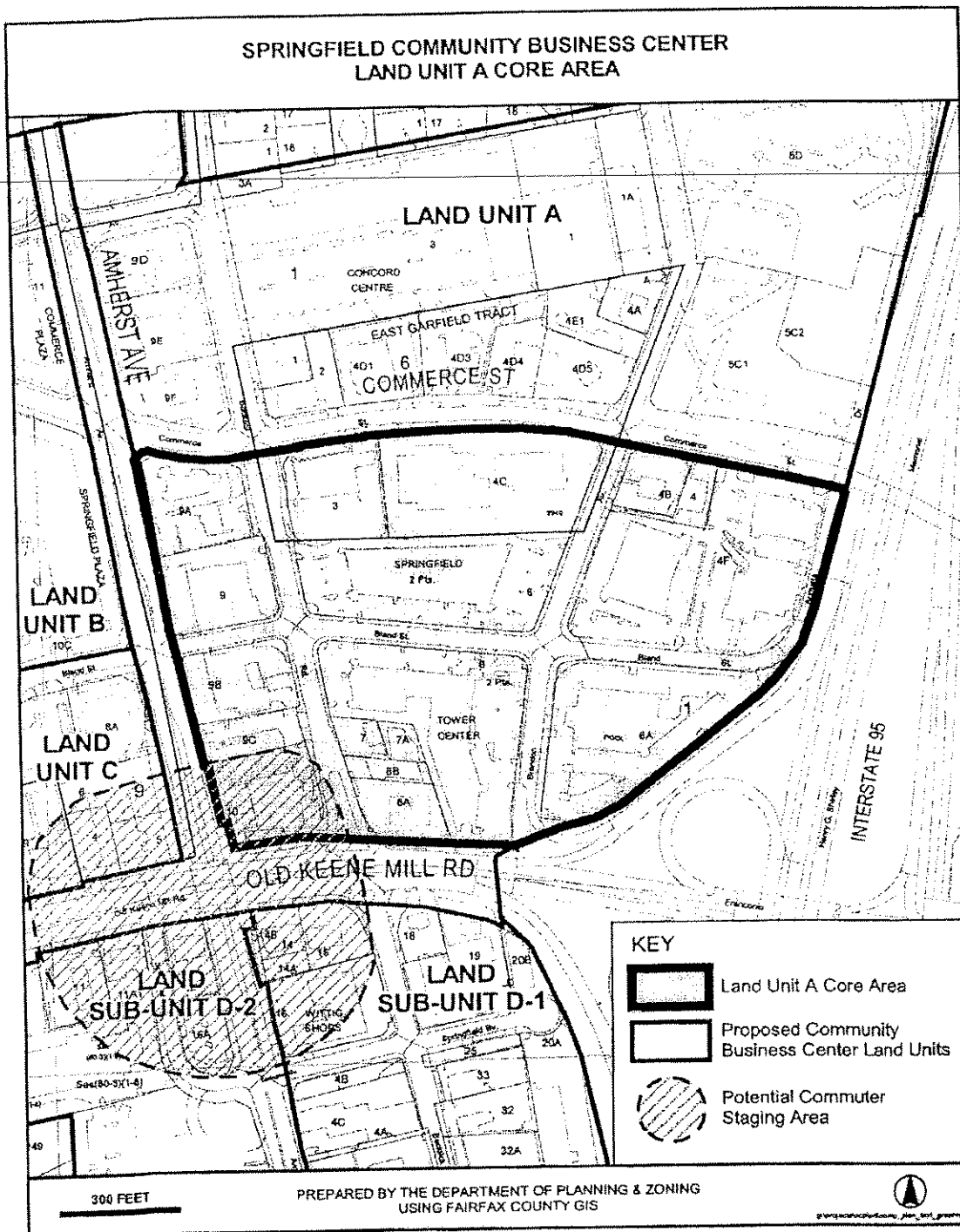


FIGURE 17



Buildings should step down to a lower height towards Yates Village to maintain a transition to the adjacent residential neighborhood. Building design should include varying rooflines for visual interest. Year round screening should be provided by vegetated buffer located along the northern boundary of Land Unit A in 80-3((1))1, 1A, 3 and 5D. This buffer may be utilized for surface parking provided that:

- ~~Parking areas are landscaped with planting beds and trees in excess of that prescribed by the Zoning Ordinance;~~
- A minimum of 40 feet wide fully vegetated buffer is placed along the residential neighborhood with an eight foot high brick or architectural wall constructed along the parking edge;
- Buildings are located a minimum of 120 feet from the residential neighborhood. Appropriately landscaped surface parking may be located in this area;
- Office use should be compatible in design with the residential neighborhood; and
- Lighting from any development should be designed so that it is not intrusive to the adjacent residential development.

Freestanding single-use retail or office uses may be appropriate along Old Keene Mill Road and close to I-95. Under the option for redevelopment of the core area, freestanding single-use retail, hotel or office uses are only appropriate along Old Keene Mill Road and close to I-95. As part of the redevelopment of the core area, hotel use up to 110,000 square feet may be appropriate on the northwest corner of Old Keene Mill Road and Backlick Road, Tax Map 80-4((1))10. The site should be considered for this intensity only if enhanced streetscape amenities that create a focal point and gateway to the CBC are provided in addition to meeting the development criteria for Land Unit A. Additionally, to offset the effects of impervious surfaces the installation of rooftop vegetation and/or rain gardens is encouraged.

As discussed in the Transportation section and depicted on Figure 18, a commuter parking facility is planned in Land Unit A and/or C in the area adjacent to Amherst Avenue north of Old Keene Mill Road. The facility will complement a commuter staging area for car pool formation and bus/van service located across Old Keene Mill Road.

A major objective of the redevelopment of Land Unit A is the creation of a visually and functionally cohesive community. In addition to the implementation of urban design and architectural guidelines, land consolidation is necessary to physically unify freestanding buildings and for parking to be located to the rear of buildings or in the center of blocks. Where development intensity greater than .35 FAR is proposed, consolidation of at least 2 contiguous acres is encouraged, except as otherwise specifically recommended. When a consolidation is less than two acres, development should provide for vehicular and pedestrian access with abutting properties. As an alternative, coordinated development plans and concurrent processing of the development applications with a combined land area of at least 2 acres may be appropriate. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan.

All such development proposals in Land Unit A should also meet the following criteria:

- Multi-story buildings should have retail and service uses primarily located on the ground level. Retail and service uses are intended to serve both the needs of the office workers and residents;
- To the extent possible, parking facilities should be located in the center of the block, behind buildings or otherwise screened from view;
- Development should be transit-friendly: i.e. buildings should be located close to the street and streetscape amenities such as benches and bus shelters should be provided;
- As consistent with County Policy, a detailed traffic impact analysis should be prepared to determine any additional improvements required to mitigate the impacts of the proposed development on the street network in the vicinity of the development. Development under this option should mitigate the incremental traffic impact of the proposed development. Examples of mitigation may include but not be limited to making contributions to alternative traffic mitigation projects that benefit the greater Springfield area;
- Buildings and ground floor retail uses should have street level public access. Display windows oriented towards the street should be provided;
- Pedestrian circulation and the use of public transit should be encouraged through site design and connections to sidewalk and trails;
- Building design should reduce the effect of building height and bulk;
- Shared parking is encouraged;
- Curb cuts should be minimized; and
- Urban design elements such as the pedestrian plaza, pedestrian amenities, and landscaping should be provided.

#### **Land Unit B**

Land Unit B is located west of Amherst Avenue and extends along the northern boundary of the Springfield Community Business Center (CBC) and contains a variety of uses including the Springfield Plaza and Commerce Plaza shopping centers, multifamily residences, the Richard Byrd Library, and an office building. The Richard Byrd Library should be expanded at its present location in place or relocated within the CBC.

Streetscape design improvements as shown on the Springfield Streetscape Conceptual Plan should be incorporated into the area to upgrade existing development and create a harmonious visual appearance. Buildings should be well landscaped, oriented to a public street, and screened from stable residential areas. Lighting should be designed so that it is not intrusive to the surrounding residential areas. Additional guidance concerning urban design, architecture, landscaping, pedestrian circulation, and pedestrian amenities for the land unit are provided in the urban design and streetscape section.

## Proposed Comprehensive Plan Revision

### Land Unit Recommendations

#### Land Unit A

Land Unit A is approximately 56 acres in size, and is bounded by Amherst Avenue, I-95, and Old Keene Mill Road. It is located in the northeastern portion of the Springfield Community Business Center (CBC). The Comprehensive Plan recommendations encourage the creation of an urban, pedestrian oriented area comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses

Currently Land Unit A is developed with approximately 360,000 square feet of retail use, 205,000 square feet of office use and 165,000 square feet of hotel use. The Comprehensive Plan assumes redevelopment of much of this space and the addition of approximately 600,000 square feet of office, 350,000 square feet of retail and 280,000 square feet of hotel uses for a total of approximately 2.0 million square feet of non-residential uses and ~~800~~ **1,875 dwelling units (1,000 to 1,300 dwelling units should be allocated to the "core" of the land unit)**. ~~In total, this amount of development equates to an overall intensity of approximately 1.1 FAR.~~

A "main street area" treatment is planned along all streets in Land Unit A, except the area to the north of Commerce Street. Figure 17 shows the location of the core, or "main street" area within Land Unit A, which is approximately 27 acres. Like all areas in the CBC, the main street should incorporate the streetscape design features recommended by the Springfield Streetscape Conceptual Design. Street level retail uses are an integral aspect of the main street approach and are intended to help create an urban, people-oriented place that provides convenient retail services and encourages pedestrian movement.

Building facades and entrances should be oriented to the streets with parking located toward the rear of buildings, or below ground. The main street area should have wide sidewalks fronting retail shopping and restaurants on the lower floors of the office and/or residential buildings. Streetscape design should include corner plaza entry features at the intersections of Commerce Street/Backlick Road, Commerce Street/Brandon Avenue, Backlick Road/Bland Street and Bland Street/Brandon Avenue. Plazas at these locations will create an aesthetically pleasing streetscape environment and encourage pedestrian activity.

The main street area will function as the core area of the Community Business Center and will be characterized by multi-story buildings with a mix of street level-retail, hotel, civic, arts, residential, and/or office uses developed with a common design or architectural theme. The portion of a building above three stories should be stepped back from the street-side façade to avoid creating a canyon-like streetscape.

To implement this vision, a unified development plan demonstrating logical and substantial redevelopment of the core area is required with initial rezoning, including a

site for a public building or space for public use to house cultural, performing and visual arts, community and/or governmental use.

Along Commerce Street, consolidation of parcels 80-4 ((6)) 3 and 4C, is encouraged. The area is envisioned to be high rise office, residential or hotel use or a mix of these uses. Facades and entrances should be oriented to the streets with parking located toward the center of the block and to rear of the buildings.

~~Buildings should step down to a lower height towards Yates Village to maintain a~~ transition to the adjacent residential neighborhood. Building design should include varying rooflines for visual interest. Year round screening should be provided by vegetated buffer along the northern boundary of Land Unit A in 80-3 ((1)) 1, 1A, 3 and 5D. This buffer may be utilized for surface parking provided that:

- Parking areas are landscape with planting beds and trees in excess of that prescribed by the Zoning Ordinance;
- A minimum of 40 feet wide fully vegetated buffer is placed along the residential neighborhood with an eight foot high brick or architectural wall constructed along the parking edge;
- Buildings are located a minimum of 120 feet from the residential neighborhood. Approximately landscaped surface parking may be located in this area;
- Office use should be compatible in design with the residential neighborhood; and
- Lighting from any development should be designed so that it is not intrusive to the adjacent residential development.

Freestanding single-use retail or office uses may be appropriate along Old Keene Mill Road and close to I-95. Under the option for redevelopment of the core area, freestanding single-use retail, hotel or office uses are only appropriate along Old Keene Mill Road and close to I-95. As part of the redevelopment of the core area, hotel use up to 110,000 square feet may be appropriate on the northwest corner of Old Keene Mill Road and Backlick Road, Tax Map 80-4 ((1)) 10. The site should be considered for this intensity only if enhanced streetscape amenities that create a focal point and gateway to the CBC are provided in addition to meeting the development criteria for Land Unit A. Additionally, to offset the effects of impervious surfaces the installation of rooftop vegetation and/or rain gardens is encouraged.

As discussed in the Transportation section and depicted on Figure 18, a commuter parking facility is planned in Land Unit A and/or Unit C in the area adjacent to Amherst Avenue north of Old Keene Mill Road. The facility will complement a commuter staging area for car pool formation and bus/van service located across Old Keene Mill Road.

A major objective of the redevelopment of Land Unit A is the creation of a visually and functionally cohesive community. In addition to the implementation of urban design and

architectural guidelines, land consolidation is necessary to physically unify freestanding buildings and for parking to be located to the rear of buildings or in the center of blocks. Where development intensity greater than .35 FAR is proposed, consolidation of at least 2 contiguous acres is encouraged, except as otherwise specifically recommended. When a consolidation is less than two acres, development should provide for vehicular and pedestrian access with abutting properties. As an alternative, coordinated development plans and concurrent processing of the development applications with a combined land area of at least 2 acres may be appropriate. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan.

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All such development proposals in Land Unit A should also meet the following criteria:

- Multi-story buildings should have retail and service uses primarily located on the ground level. Retail and service uses are intended to serve both the needs of the office workers and residents;
- To the extent possible, parking facilities should be located in the center of the block, behind buildings or otherwise screened from view;
- Development should be transit-friendly: i.e., buildings should be located close to the street and streetscape amenities such as benches and bus shelters should be provided;
- As consistent with County Policy, a detailed traffic impact analysis should be prepared to determine any additional improvements required to mitigate the impacts of the proposed development on the street network in the vicinity of the development. Development under this option should mitigate the incremental traffic impact of the proposed development. Examples of mitigation may include but not be limited to making contributions to alternative traffic mitigation projects that benefit the greater Springfield area;
- Buildings and ground floor retail uses should have street level public access. Display windows oriented towards the street should be provided;
- Pedestrian circulation and the use of public transit should be encouraged through site design and connections to sidewalk and trails;
- Building design should reduce the effect of building height and bulk;
- Shared parking is encouraged;
- Curb cuts should be minimized; and
- Urban design elements such as the pedestrian plaza, pedestrian amenities, and landscaping should be provided.

March 28, 2008

## **PART 6: JUSTIFICATION (Land Unit A – Springfield CBC)**

### **Introduction**

This nomination is a "large area" nomination intended to make the existing Comprehensive Plan recommendations for Land Unit A of the Springfield Community Business Center (CBC) more consistent with independent studies performed by the Urban Land Institute (ULI) and Cambridge Systematics, both of which endorse increased residential in the core of Springfield in order to drive reinvestment in Springfield, create a better jobs-housing balance in response to the BRAC relocations, and, in the end, provide Springfield with a sense of place. Frankly, for the reasons discussed below, the existing 800 dwelling unit cap is too low and fails to further the long-term land use goals for Springfield. Ultimately, this nomination will address this issue by providing the appropriate incentive to truly spur the revitalization of central Springfield and allow the community to realize its vision.

### **Overview of Proposed Nomination**

The nomination proposes the attached revision to the current recommendations for Land Unit A of the Springfield CBC to allow a total of 1,875 multi-family dwelling units over the 56 acres of land unit A, with 1,000 to 1,300 of those units allocated to the "core" area of the land unit. There are many sound and well-established land use planning principles, many of which are already contained in the Comprehensive Plan, and that have been endorsed by recent studies, that will be advanced by providing additional residential, such as:

- Creating a better-jobs housing balance. Fueled in part by the jobs arriving as part of the BRAC relocation, central Springfield is becoming a significant jobs attractor. Allowing additional residential will allow future residents to have the more opportunity to live closer to jobs, reducing vehicle miles traveled and maximizing transportation infrastructure investment.
- Creating the "critical mass" necessary to drive revitalization. An independent project by-itself is not going to be sufficient the necessary activity to attract other projects. Rather, additional residential will provide the proper incentive to allow other projects to capitalize on initial successes, ultimately leading to a sustainable and revitalized Springfield.
- Creating a sense of place. The overriding intent of the existing Comprehensive Plan is to transform Springfield into a true destination, a place where the community can gather. Providing residential is a key element in place-making. Additional residential in the core of Springfield will put "feet on the street," creating activity and ensuring Springfield will be vibrant and vital.

The amount of proposed additional residential was specifically identified in order to create a more realistic incentive that responds to the realities of creating an amenity-driven urban residential project. These types of projects contain several layers of added complexity that require a certain threshold of units to be viable. This complexity is driven by factors such as the difficulties of land assembly of unconsolidated parcels, incorporating a mix of uses that often have varied and competing demands, incorporating urban design elements such as structured parking, and integration of several of construction-types. This complexity all necessitates a higher "up-front" investment, making these projects riskier. Given these parameters, at least 325 to 375 residential units would be necessary to create viable residential project that would deliver on the visions contained in the current Comprehensive Plan.

With this background and as was demonstrated in recent prior aborted rezoning efforts in central Springfield, the current 800 dwelling unit cap would, realistically, only yield one or two residential projects. Increasing the residential "cap" as proposed will create the proper incentive to accommodate four to five residential projects, the amount likely necessary to truly create a "critical mass" and revitalize Springfield.

### **Relationship to BRAC**

- a. Why should this proposal be considered BRAC-related?

The proposed nomination will encourage unified, mixed-use residential projects within the heart of Springfield. This residential space is necessitated by the more than 19,000 jobs which will relocate to Ft.

March 28, 2008

Belvoir, the EPG, and the GSA Warehouse directly as a result of the BRAC directives, as well as the jobs of contractors associated with those relocated units but who do not need to be located directly on-site. While most of the current BRAC personnel already live in the Washington DC metropolitan area, several new units are being relocated to Ft. Belvoir and the EPG from outside the region. In addition personnel will want to be located near amenities, transit, and their jobs. So over time, many contractors will look to relocate in order to minimize their commute. This will drive demand for additional residential proximate to Ft. Belvoir and the EPG. These contractors and personnel will also be attracted to high-quality, multi-family residential options, which objectively, central Springfield currently lacks.

b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?

Besides providing a critical residential component in a logical and strategic location, this nomination will help create the necessary "sense of place" that Springfield has not been able to establish over the past decades of revitalization effort. This nomination retains the sound urban design principles of the current Comprehensive Plan, such as encouraging a pedestrian friendly streetscape and ground-floor active retail that will be a keystone building block in establishing that sense of place.

c. What needs created by the BRAC directives does this proposal fulfill?

As described fully in the items above, the nomination responds directly to the need for residential space that minimizes the impact on the surrounding community.

d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?

Most importantly, the Springfield Connectivity study anticipated a significant increase in the amount of residential in the "NW Quadrant" of central Springfield, up to 3,235 dwelling units. This level of residential development was envisioned to help realize the benefit of mixed-use by providing meaningful residential opportunities proximate to the BRAC relocations, BRAC "spin-off" jobs, and the Franconia-Springfield Metro station. This would result in more residents being located near the newly-expanded job base and in a service-rich environment. Thus residents will be able to minimize vehicles miles traveled by being located closer to where they work, shop, and commute. This advantage is enhanced by existing transportation improvements, including the logical and established internal street-grid, the proximity of the Joe Alexander multi-modal transit station, the existing "slugging" carpool culture in central Springfield, the upgraded and improved I-495/I-95 interchange, and mixed-use vision of central Springfield.

e. What adverse impacts might be created and how would they be off-set?

Substantively, the impact of additional residential has already been anticipated by the Springfield Connectivity study.

f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

Given that this is a "wide area" change, not specific to any particular development, it is impossible to identify a particular timeframe. That said, specific development projects will move forward as market conditions allow.

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**Cerdeira, Lilian**

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**From:** Van Dam, Meghan  
**Sent:** Thursday, April 24, 2008 2:03 PM  
**To:** Cerdeira, Lilian  
**Subject:** FW: BRAC APR Nomination: 56 acres in the Springfield CBC, Land Unit A

PC 2008-033 clarification

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**From:** Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]  
**Sent:** Thursday, April 24, 2008 12:43 PM  
**To:** Van Dam, Meghan  
**Subject:** RE: BRAC APR Nomination: 56 acres in the Springfield CBC, Land Unit A

Pursuant to our conversation and in an effort to provide a more straightforward scenario for staff to evaluate, please find the following as the likely scenario envisioned by the nominator.

50% of residential Floor Area and units as High-Rise, steel-frame construction (6 stories plus). This high-rise will be primarily concentrated within the core. The maximum would be yield 938 units within 801,052 gsf. Approximately 50% of Floor Area and 50% of the units as Mid-rise, wood-frame construction (4/5 stories high with retail below on the ground-floor). This could be located within the core or as part of the transition to the surrounding neighborhoods. The maximum would be 937 units within 800,198 gsf.

As stated below, the overall maximum of a 1.48 FAR and 1,875 residential units over the entirety of the land unit would remain.

Please let me know if you have any additional questions.

David R. Gill  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102-4215  
703.712.5039 (Direct Line)  
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dgill@mcguirewoods.com

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-----Original Message-----

**From:** Gill, David Robert-Jan  
**Sent:** Monday, April 21, 2008 3:41 PM  
**To:** 'Van Dam, Meghan'  
**Subject:** RE: BRAC APR Nomination: 56 acres in the Springfield CBC, Land Unit A

Meghan,

**See the specific responses below in bold. Please let me know if you need additional information for this application.**

- In Part 6: Justification, you propose residential use up to 1,875 dwelling units (1,000 to 1,3000 dwelling units) located in the core of the land unit. The current Comprehensive Plan allows up to a 1.1 FAR based upon a certain number of square feet of office, hotel, and retail use and a certain number of residential units. With the proposed additional units, a new intensity would result. Please specify in Part 4g what the

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proposed intensity would be and the gross square feet. In order to review this nomination, you will need to complete this section as requested.

**Utilizing the average unit size of 854 sf/unit = (1.1 FAR x 56 acres - 2.0 Million sf of non-residential/800 du) that current plan language assumes, 854 sf x 1875 units = 1,601,250 sf of residential + 2.0 Million sf of non-residential/56 acres = approximately a 1.48 FAR over the totality of Land Unit A.**

- In Part 4h, please indicate the density range of proposed residential units, the types of units, and the number of each type of unit

**Low-Rise up to 50% of residential units (937 units), 1000 sf/unit, 937,000 sf**

**Mid-Rise up to 50% of residential units (937 units), 950 sf/unit, 890,150 sf**

**High-Rise up to 50% of residential units (937 units), 854 sf/unit, 800,198 sf**

**Note that the total of 1,601,250 sf of residential over the entirety of the land unit still applies. Also note these ranges are cumulative, no one category of unit (low, mid, high) can exceed 50% and obviously the total cannot exceed 100%. E.g. 50% high, 25% mid, 25% low, would be ok. 50% mid and 50% low would be ok as well.**

David R. Gill  
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-----Original Message-----

**From:** Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]

**Sent:** Friday, April 18, 2008 4:33 PM

**To:** Gill, David Robert-Jan

**Subject:** BRAC APR Nomination: 56 acres in the Springfield CBC, Land Unit A

(There was one more clarification for you.)

David R. Gill  
McGuireWoodsLLP, 1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

BRAC APR Nomination: 56 acres in the Springfield CBC, portion of Land Unit A

Dear Mr Gill:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced BRAC APR Nomination, assigned a temporary ID number of PC-2008-BRAC- 033, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2008 BRAC Area Plans Review* and have the following concerns:

- In Part 6: Justification, you propose residential use up to 1,875 dwelling units (1,000 to 1,3000 dwelling units) located in the core of the land unit. The current Comprehensive Plan allows up to a 1.1 FAR based upon a certain number of square feet of office, hotel, and retail use and a certain number of residential units. With the proposed additional units, a new intensity would result. Please specify in Part 4g what the proposed intensity would be and

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the gross square feet. In order to review this nomination, you will need to complete this section as requested.

- In Part 4h, please indicate the density range of proposed residential units, the types of units, and the number of each type of unit

**This information should be provided to the Department of Planning and Zoning by May 2. Failure to do so will cause the nomination to be rejected.**

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at [meghan.vandam@fairfaxcounty.gov](mailto:meghan.vandam@fairfaxcounty.gov).

Sincerely,

\*\*\*\*\*

Meghan Van Dam, AICP  
 Planning Division  
 Fairfax County Department of Planning and Zoning  
 12055 Government Center Parkway, Suite 730  
 Fairfax, VA 22035  
 (703) 324-1380 | office  
 (703) 324-3056 | fax

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